

**For Sale or
Lease**

**Eagle Point Office Condo
8645 Eagle Point Blvd, Lake Elmo, MN 55042**

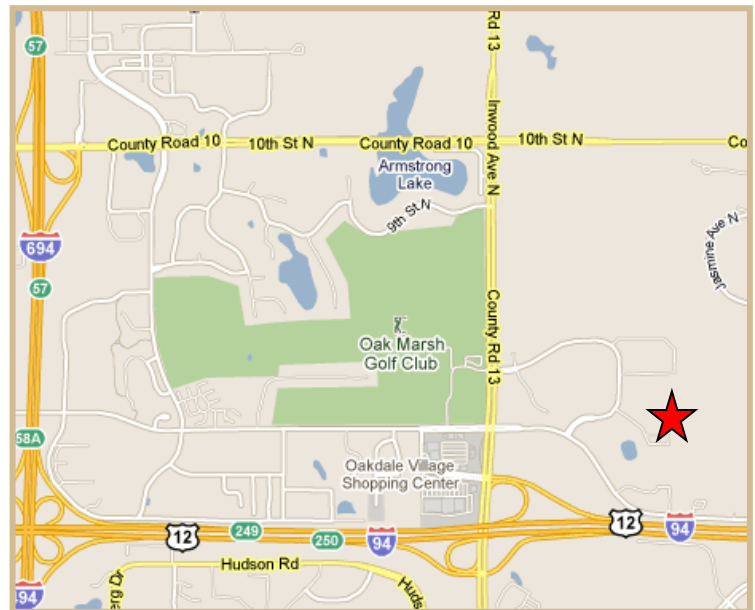


PROPERTY DETAILS

**Eagle Point Office Condo
Located off of I-94 and Inwood
Avenue in Lake Elmo**

- **2,400 SF Office Space**
- **Asking price - \$275,000**
- **Lease Rate – Negotiable**
- **Taxes - \$2.24 per SF**
- **CAM - \$2.80 per Sf**
- **Build-out**
 - **Reception Area**
 - **9 Offices**
 - **Cube Area**
 - **Break Room**
 - **2 Bathrooms**
 - **Work/Storage room**
 - **File Room**

LOCATION



Mark Young
Vice President, Sales and Leasing
Direct | 651-233-2435
Mobile | 651-307-2371

John Higgins
Vice President, Sales and Leasing
Direct | 651-209-0520
Mobile | 612-702-3104

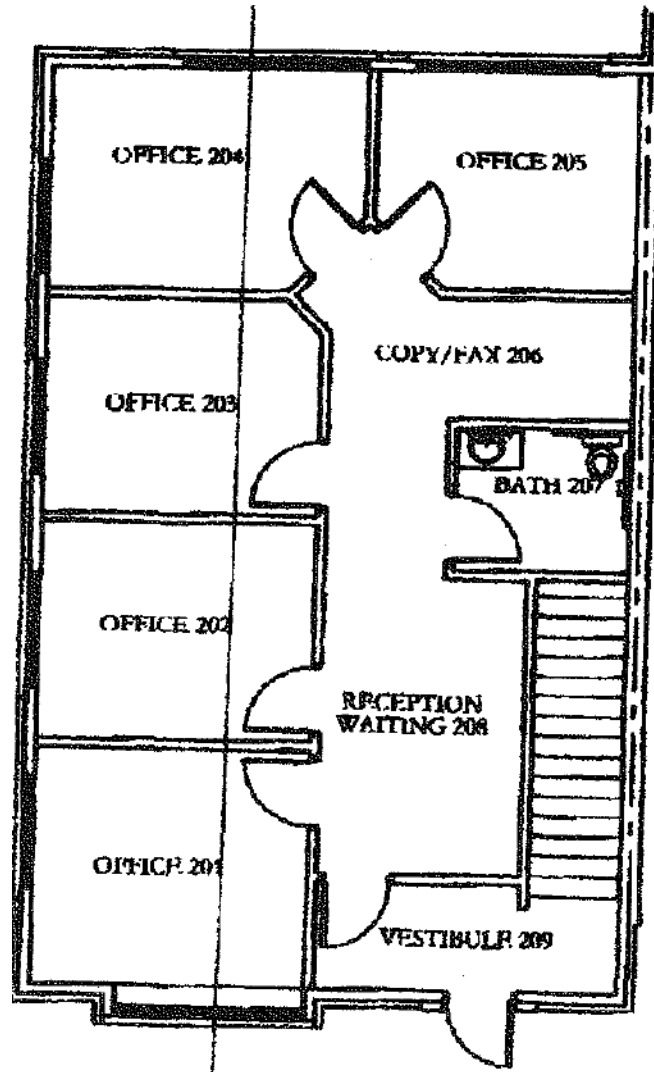
7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
Main | 651-731-0708
Fax | 651-735-1228
www.crossroadsproperties.net

**CROSSROADS
PROPERTIES**

**For Sale or
Lease**

**Eagle Point Office Condo
8645 Eagle Point Blvd, Lake Elmo, MN 55042**

FLOOR PLAN – Upper Level



Mark Young
Vice President, Sales and Leasing
Direct | 651-233-2435
Mobile | 651-307-2371

John Higgins
Vice President, Sales and Leasing
Direct | 651-209-0520
Mobile | 612-702-3104

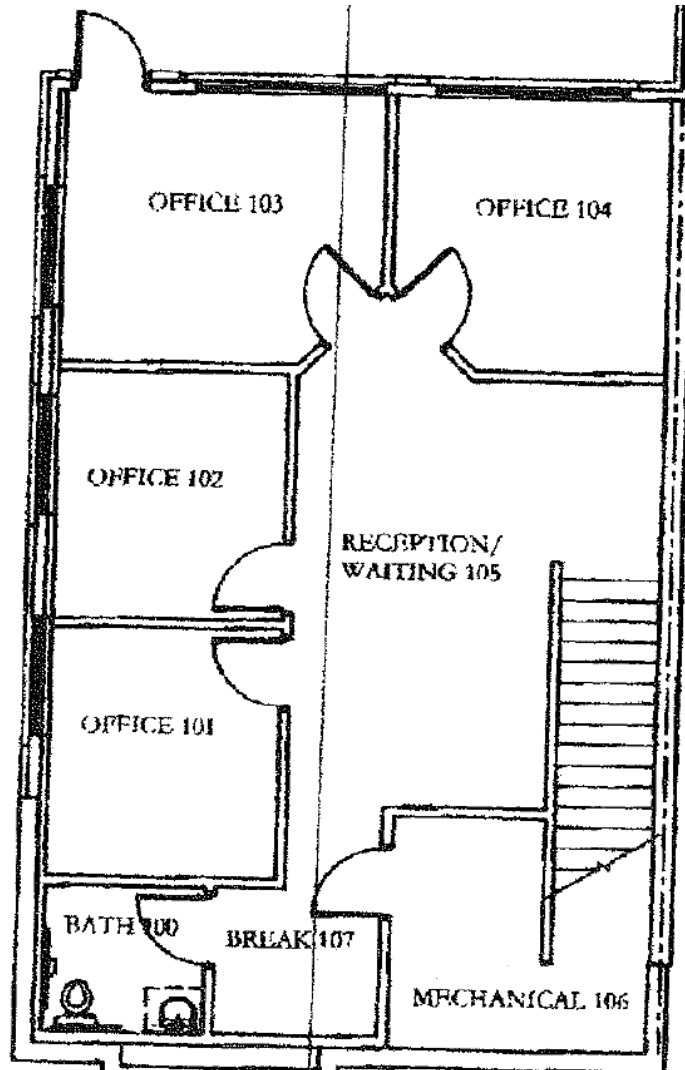
7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
Main | 651-731-0708
Fax | 651-735-1228
www.crossroadsproperties.net

**CROSSROADS
PROPERTIES**

**For Sale or
Lease**

**Eagle Point Office Condo
8645 Eagle Point Blvd, Lake Elmo, MN 55042**

FLOOR PLAN – Lower Level



Mark Young
Vice President, Sales and Leasing
Direct | 651-233-2435
Mobile | 651-307-2371

John Higgins
Vice President, Sales and Leasing
Direct | 651-209-0520
Mobile | 612-702-3104

7300 Hudson Blvd., Suite 210
Oakdale, MN 55128
Main | 651-731-0708
Fax | 651-735-1228
www.crossroadsproperties.net

**CROSSROADS
PROPERTIES**